

- Street Blades:
[1] 1460 Astoria Ln NW at
1500 Haverford Rd NW
- [2] 1490 Astoria Ln NW at
1500 Prestbury Rd NW
- [3] 1500 Astoria Ln NW at
9630 Moss Plantation Ave NW
- [4] 9630 Crafton Ln NW at
1460 Haverford Rd NW
- Street Key #s
Moss Plantation Ave NW -
2639
Astoria Ln NW - 2753
Haverford Rd NW - 2702
Prestbury Rd NW - 2696
Crafton Ln NW - 2754

On corner lots, the address will
be issued at the time the zoning
permit is issued. Just indicate
the name of the plat and the lot
number on the zoning
application.

LEGEND

- PSDE _____ PRIVATE STORM DRAINAGE EASEMENT
R/W _____ RIGHT OF WAY
SS _____ SANITARY SEWER
M.B.L. _____ MINIMUM BUILDING LINE
S.T.E. _____ SIGHT TRIANGLE EASEMENT
RY _____ REAR YARD
COS _____ COMMON OPEN SPACE
CM _____ CONTROL CORNER
_____ LOT LINE/PROPERTY LINE
_____ RIGHT-OF-WAY LINE
_____ SETBACK/YARD LINE
_____ PROPERTY CORNER
_____ CONCRETE MONUMENT
_____ NC/S MONUMENT

PLAT REVIEW OFFICERS CERTIFICATE
(as required by G.S. 47-30.2)

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, Jonathan Marshall, REVIEW OFFICER OF CABARRUS COUNTY,
NORTH CAROLINA CERTIFY THAT THE MAP OR PLAT TO WHICH THE
CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR
RECORDING.

DATE 5-10-2006 Jonathan Marshall by David Whitley
REVIEW OFFICER

CERTIFICATE OF FINAL PLAT APPROVAL

I, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION
REGULATIONS OF THE CITY OF CONCORD AND THEREFORE THIS PLAT HAS
BEEN APPROVED BY THE CONCORD CITY COUNCIL, OR THEIR DESIGNATED
REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS
COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.

DATE 5-10-06 Maja J. Pearson
DIR. OF DEVELOPMENT SERVICES

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE _____ DAY OF _____ 20____
AT _____ O'CLOCK _____ M
AND REGISTERED IN RECORD BOOK
_____ NO. _____ PAGE _____

REGISTER OF DEEDS

CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM
APPROVAL AND OTHER IMPROVEMENTS

I, HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER
AND SEWER SYSTEMS AND ALL OTHER IMPROVEMENTS HAVE BEEN DESIGNED
MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD
AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE
AND THE STATE OF NORTH CAROLINA IN THE VILLAGES AT MOSS CREEK
SUBDIVISION.

DATE 3/20/06 Sue B. Hyde
DIR. OF ENGINEERING

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN
AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION
OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN
OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MIN. BUILDING
SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL STREETS, WALKS,
PARKS OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY
INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS
UNTIL ACCEPTED BY THE CITY OF CONCORD AND FURTHER THAT
I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE
OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR
COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED
BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS.

DATE 3/20/06 R. J. Moss Properties, Inc. by James H. Mauney, Jr. OWNER
BY HARRAR GRIGGS, JR. ESQ. GRANTED POWER OF ATTORNEY FOR
R.J. MOSS PROPERTIES, LLC AS RECORDED IN BOOK 4842 PG 41

DATE 3-8-06 Robert Burkett OWNER
ROBERT BURKETT

DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2
AREA OF LOT: 4.54 ACRES
AREA OF RIGHT-OF-WAY: 1.77 ACRES
TOTAL AREA PLAT: 6.31 ACRES
TOTAL LOTS: 31

LOT DATA:
SIDEYARD: 3'
REAR YARD: 20' INTERNAL/25' EXTERNAL
SIDEYARD STREET SIDE: 10'

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT
LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON
MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED
NOVEMBER 2, 1994.
FEMA PANEL 37025C00300

State of North Carolina
County of CABARRUS

I, James H. Mauney, Jr. certify that this map was drawn under my
supervision from an actual survey made under my supervision; the
ratio of precision as calculated exceeds 1:10,000; that the boundaries not
surveyed are shown by broken lines plotted from information found in
documents of record as shown hereon; that this survey is a subdivision
of land within the area of a county or municipality that has an ordinance that
regulates parcels of land; that this map was prepared in accordance with
G.S. 47-30, as amended. Witness my original signature, registration number
and seal this 29th day of NOVEMBER, 2004.

James H. Mauney, Jr.
Professional Land Surveyor
Registration Number L-3885

NGS MONUMENT
"ORCHARD"
N 619.876.314
E 1,483.934.208

LOT 866
MB 46-81



REVISIONS
10-20-05 PER PLANNING COMMENTS
11-21-05 TO ADD ADDITIONAL SIGNATURE
LINE FOR OWNER DEDICATION

FINAL MAJOR PLAT
**MOSS CREEK VILLAGE
THE OAKS, PHASE 6, MAP 3
TOWNSHIP #3, CITY OF CONCORD
CABARRUS COUNTY, NC**
TAX PARCEL 4681187411 PART
OWNER:
J&B DEVELOPMENT AND MANAGEMENT, INC
9179 DAVIDSON HWY., CONCORD, NC 28027
PHONE 704-782-7800

**JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL SURVEYORS**
18627-A NORTHLINE DRIVE - CORNELIUS, NC 28031
TEL: 704-987-3862 - FAX: 704-987-3863

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
DP	JM		1"=50'	03-10-2005	1240	F189

NOTES

- IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD.
NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION
BY JAMES MAUNEY & ASSOCIATES, P.A.
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD
HAZARD AREA AS NOTED ON FIRM MAP 37025C-00300
EFFECTIVE DATE: 11/2/94.
- TAX PARCEL NOS. 4681-18-7411 & 4681-17-5234
- REFERENCES: DB 2430 PG 224, DB 1439 PG 194
DB 1104 PG 176, DB 232 PG 218
- THIS PLAT IS SUBJECT TO R/W OF CONCORD TELEPHONE
COMPANY DB 214 PG 37, DUKE POWER COMPANY DB 155
PG 377, NC DEPT. OF TRANSPORTATION DB 317 PG 235.
- CITY OF CONCORD WATER AND SEWER IS AVAILABLE
TO ALL LOTS.
- ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE
LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
- ALL AREAS CALCULATED BY COORDINATE METHOD.
ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.
- CENTERLINE STREET DISTANCES
ASTORIA LANE = 529'
HAVERFORD ROAD = 538'
CRAFTON LANE = 135'
PRESTBURY ROAD = 394'

CURVE	TABLE	CHORD
C1	33.09	25.00
C2	58.14	272.84
C3	63.16	272.89
C4	34.78	25.00
C5	23.11	975.00
C6	56.07	975.00
C7	57.78	975.00
C8	58.24	975.00
C9	42.52	975.00
C10	28.91	1020.82
C11	51.65	1022.48
C12	51.65	1022.75
C13	51.65	1024.06
C14	51.65	1023.83
C15	14.39	1025.00
C16	35.26	25.00
C17	78.35	1358.00
C18	76.92	1358.00
C19	39.53	25.00
C20	39.64	475.00
C21	56.03	475.00
C22	40.09	475.00
C23	15.93	1245.00
C24	56.00	1245.00
C25	56.00	1245.00
C26	56.00	1245.00
C27	56.00	1245.00
C28	36.83	1245.00
C29	33.58	1135.00
C30	51.06	1135.00
C31	51.06	1135.00
C32	51.06	1135.00
C33	51.06	1135.00
C34	51.07	1135.00
C35	30.41	1135.00
C36	49.95	1135.00
C37	57.37	1135.00
C38	57.38	1135.00
C39	57.38	1135.00
C40	57.38	1135.00
C41	39.82	1135.00
C42	41.61	1295.00
C43	52.46	1295.00
C44	32.91	1295.00
C45	38.32	25.00
C46	38.32	25.00
C47	28.49	1295.00
C48	34.30	1295.00
C49	53.00	525.00
C50	53.02	525.00
C51	29.71	525.00
C52	37.35	25.00
C53	63.66	635.00
C54	63.53	635.00
C55	63.52	635.00
C56	30.43	635.00
C57	32.99	1405.00
C58	63.36	1405.00
C59	63.93	1405.00
C60	56.92	1405.00
C61	45.14	1405.00
C62	51.69	890.00
C63	51.43	890.00
C64	51.46	890.00
C65	49.93	890.00
C66	45.04	890.00
C67	40.65	25.00